

SECTION A ZONING ORDINANCE

ARTICLE I

PREAMBLE

Section 1-1 Purpose and Authority

The zoning and building regulations and districts as set down in this Ordinance are for the purpose of promoting the public health, safety, and general welfare of the Town of Amherst as provided for by Chapter 672, New Hampshire Revised Statutes Annotated, as may be amended. Town properties and Town political subdivisions including but not limited to Fire, Police, and Public Works, shall be subject to the Town's Zoning Ordinance, Site plan and Subdivision regulations and any building, code, health, fire or safety regulation of the Town, except for any use regulation which may be contained within. (3-14-67/3-14-89) 3-13-90, 3-9-99

The purpose of the Zoning Ordinance of the Town of Amherst is to implement the goals of the orderly development and growth of the Town as set forth in the Master Plan adopted in November 1980 and future revisions of the Master Plan as the needs of the Town dictate. 11-2-82

ARTICLE II

ESTABLISHMENT OF DISTRICTS

Section 2-1 Division of Town into Districts

For the purpose of this Ordinance, the Town of Amherst is divided into the following districts as shown on the official tax map overlays. 3-12-63

AC	Aquifer Conservation district	3-13-84
C	Commercial zone	3-12-63
FP	Flood Plain Conservation District	3-10-70
GO	General Office	3-12-85
HD	Historic District (3-10-70)	3-11-86
I	Industrial Zone	3-2-76
LC	Limited Commercial Zone	3-2-76
NR	Northern Rural Zone	3-2-76
NTR	Northern Transitional Zone	3-8-88
POD	Planned Office Development	3-10-87 (deleted 3-10-98)

RR	Residential/Rural Zone	3-11-93
W	Wetland Conservation District	3-6-73
WP	Watershed Protection District	3-2-76

Section 2-2 Zoning Map

The several districts provided for in Section 2-1 above, shall be bounded as shown on tax map overlays of the Town of Amherst, New Hampshire and by the Flood Plain Conservation District overlay and the Wetlands Conservation District overlay, the Aquifer Conservation District, together with the Historic District overlay, and all amendments and explanatory matter thereon, which is hereby declared to be a part of the Zoning Ordinance. As amended (3-11-80/3-13-84) 3-14-89

Section 2-3 Interpretation of Zoning District Boundary Lines

The zoning district boundary lines, as shown on tax map overlays are the center lines of streets and other public ways, the middle of the channel of waterways, or the center line of main tracts of railroad lines, unless otherwise indicated. Where the zoning district boundaries are so indicated that they parallel the center lines of streets and other public rights-of-way, such boundaries shall be interpreted as parallel thereto. Where an uncertainty exists as to the location of a boundary, the Board of Adjustment shall determine the exact line. 3-12-63

ARTICLE III

GENERAL ZONING PROVISIONS

Section 3-1 Nuisance Provision

Any use or other establishment that may be injurious or obnoxious because of the production or emission of smoke, fumes, dust, odor, refuse material, noise, vibration, radiation or like condition, or that endangers the health, safety, peace or enjoyment of the community, or tending to its disturbance or annoyance is prohibited. 3-11-63

Section 3-2 Non-conforming Uses and Non complying Setbacks

A. A pre-existing non-conforming use of land or structures may be continued although such use does not conform to the provisions of this Ordinance. Structures containing preexisting non-conforming uses may be enlarged or extended subject to the following: